

Message Text

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INFO AMEMBASSY BONN

C O N F I D E N T I A L BERLIN 1025

E.O. 11652: GDS

TAGS: ABLD, GE, US

SUBJECT: ADMINISTRATIVE ARRANGEMENTS FOR US EMBASSY IN EAST BERLIN

REF: (A) STATE 122063; (B) STATE 124243; (C) BERLIN 1003

1. STANGE (FBO), TRYDE (SKIDMORE, OWINGS AND MERRILL) AND MISSION OFFICER SPENT TOTAL OF ABOUT SIX HOURS IN EAST BERLIN JUNE 16 AND 17. COMMUNICATIONS SPECIALIST ACCOMPANIED GROUP ON FIRST DAY TO CONDUCT LINE OF SIGHT SURVEY (STATE 125618); FINDINGS WILL BE FORWARDED ASAP.

2. IT BECAME IMMEDIATELY APPARENT JUNE 16 THAT OSTENSIBLE PURPOSE OF VISIT (ENGINEERING INSPECTION) COULD NOT BE ACHIEVED SINCE GDR HAD NOT CONDUCTED STRUCTURAL SURVEY OF HAUS DES HANDWERKS BUILDING. EAST GERMAN ENGINEER (NADEBOR) WHO RECEIVED US TEAM AND APPARENTLY WILL BE RESPONSIBLE FOR RENOVATIONS ON BOTH CHANCELLARY AND RESIDENCE PROPERTIES, DISCLAIMED KNOWLEDGE OF US REQUIREMENTS IN THIS REGARD. UNDER CIRCUMSTANCES, US TEAM MADE TOUR OF BUILDING TO STUDY VISIBLE STRUCTURAL CONSTRUCTIONS AND TO CHECK EXISTING LAYOUT AGAINST FLOOR PLANS PREVIOUSLY PROVIDED. MANY MAJOR DISCREPANCIES CAME TO LIGHT, INCLUDING EXISTENCE OF UNUSED PASSENGER ELEVATOR SHAFT, A MEZZANINE ABOVE GARAGE ON GROUND FLOOR, AND SIGNIFICANT DIFFERENCES BETWEEN SPATIAL LAYOUT OF SECOND AND THIRD FLOORS (1-2 OBERGESCHOSS). GDR AGREED TO PROVIDE UP-TO-DATE FLOOR PLANS.

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3. US GROUP MET JUNE 17 WITH NADEBOR AND BERGER OF DIENSTLEISTUNGSAMT (DLA) BUT STILL NO EXPLANATION WAS FORTHCOMING AS TO WHY STRUCTURAL SURVEY HAD NOT BEEN CONDUCTED. US TEAM AGAIN SPELLED OUT FLOOR LOADING CAPACITY REQUIREMENTS BUT NOTED THAT FIGURES OF 80LBS/SQFT AND 100 LBS/SQFT, RESPECTIVELY, WERE IDEAL OBJECTIVES; SOMEWHAT LOWER FIGURES COULD BE ACCEPTABLE ALTHOUGH GDR ESTIMATED CAPACITY OF ABOUT 30 LBS/SQFT WOULD CLEARLY NOT BE SATISFACTORY. CUSTOMARY PROCEDURES FOR CONDUCTING STRUCTURAL SURVEY WERE DISCUSSED. NADEBOR OBSERVED GDR WOULD NEED ABOUT SIX WEEKS TO CONDUCT STRUCTURAL SURVEY PROPOSED BY US TEAM.

4. US GROUP UNABLE OBTAIN ACCESS TO PROPOSED AMBASSADOR'S RESIDENCE BUT FLOOR PLANS DISCUSSED AT LENGTH WITH GDR ENGINEER WHO INDICATED WEIGHT-BEARING WALLS, ETC.

5. BERGER (DLA) THEN PROVIDED INFORMATION ON METHOD OF COMPUTATION EMPLOYED IN DETERMINING RENTALS FOR "ADDITIONAL SPACE" IN HAUS DES HANDWERKS AND HEINRICH-MANN-STRASSE RESIDENCE. THIS INFORMATION, GIVEN BELOW, APPEARS MORE RELIABLE THAN THAT PROVIDED BY LOEFFLER (DLA) LAST WEEK ((REF C):

A. HAUS DES HANDWERKS: LOWER RENTAL RATE ON "ADDITIONAL SPACE" (OTHER THAN THAT LOCATED IN CELLAR) IS 25 PERCENT OF FULL RATE. SUCH "ADDITIONAL SPACE" ENTITLED TO LOWER RATE IS LIMITED, BY GDR REGULATION, TO 20 PERCENT OF "PRIME SPACE."

B. HEINRICH-MANN-STRASSE: SAME AS ABOVE BUT "ADDITIONAL SPACE" ENTITLED TO LOWER RATE IS LIMITED TO 15 PERCENT OF "PRIME" SPACE."

6. US TEAM NOTED THAT GDR ON MARCH 25 HAD QUOTED RATE OF MARKS 5 PER SQUARE METER FOR "ADDITIONAL SPACE" IN CHANCELLERY BUILDING; APPARENT RESTRICTION ON AMOUNT OF SUCH SPACE NOW QUALIFYING FOR THIS RATE WOULD RAISE CONSIDERABLY TOTAL COST OF BUILDING. BERGER OBSERVED THAT DLA HAD HAD TO ADHERE TO GDR REGULATIONS IN PREPARING FORMAL RENTAL CONFIDENTIAL

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PROPOSALS BUT THAT PREVIOUS ORAL COMMITMENT ON LOWER RATE WOULD BE A CONSIDERATION IN ARRIVING AT A FINAL FIGURE.

7. AT CONCLUSION OF JUNE 17 SESSION, BERGER ASKED WHETHER US STILL INTERESTED IN PROPOSED CHANCELLERY AND AMBASSADOR'S RESIDENCE BUILDINGS SINCE US TEMA'S PRESENTATION HAD GIVEN IMPRESSION THAT RENTAL COSTS AND STRUCTURAL PROBLEMS

MIGHT HAVE CAUSED US RECONSIDER ITS POSITION. MISSION
OFFICER RESPONDED THAT HE COULD ONLY REITERATE WHAT HAD
BEEN SAID BY US TEAM IN MARCH: THAT BOTH PROPERTIES WERE
MOST ACCEPTABLE SHOWN US BY EAST GERMANS
BUT THAT A FINAL DECISION BY US CONDITIONAL ON AGREEMENT
TO RENTAL TERMS AND, IN CASE OF HAUS DES HANDWERKS,
SATISFACTION OF STRUCTURAL REQUIREMENTS.KLEIN

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